



**Town of Oakville**  
**Planning and Development Council**  
**MINUTES**

**Date:** July 8, 2024  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council: Mayor Burton  
Councillor Adams  
Councillor Chisholm  
Councillor Duddeck  
Councillor Elgar  
Councillor Gittings  
Councillor Grant  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor McNeice  
Councillor Nanda  
Councillor O'Meara

Regrets: Councillor Longo  
Councillor Xie

Staff: J. Clohecy, Chief Administrative Officer  
D. Carr, Town Solicitor  
G. Charles, Director of Planning Services  
N. Chandra, Assistant Town Solicitor  
J. Huctwith, Assistant Town Solicitor  
P. Barrette, Manager of Planning Services, West District  
L. Musson, Manager of Planning Services, East District  
G. Abma, Senior Planner  
B. Hassan, Senior Planner  
D. McPhail, Planner  
M. Riaz, Planner  
A. Holland, Acting Town Clerk

J. Radomirovic, Council and Committee Coordinator  
R. Kaminski, Acting Commissioner

**The Town of Oakville Council met in regular session to consider planning matters on this 08 day of July, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

---

**1. Regrets**

As noted above.

**2. Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

**3. Committee of the Whole**

Moved by Councillor McNeice

Seconded by Councillor Duddeck

That this meeting proceed into a Committee of the Whole session.

CARRIED

**4. Consent Items(s)**

**4.1 Notice of intention to demolish – 324 Spruce Street – July 8, 2024**

Moved by Councillor Elgar

1. That the property at 324 Spruce Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owners allow for the salvage of materials from the house.

CARRIED

**4.2 Recommendation Report, Draft Plan of Condominium, 2170 Postmaster Drive, Branthaven West Oak Inc., 24CDM\_24004.1424**

Moved by Councillor Elgar

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24004/1424) submitted by Branthaven West Oak Inc., and prepared by R-PE Surveying Ltd. dated January 26, 2024, subject to the conditions contained in Appendix A of the Planning Service Report dated June 25, 2024.

CARRIED

## 6. Public Hearing Item(s)

### 6.1 Public Meeting Report – Official Plan Amendment, Creditmills Development Group, File Number OPA.1515.23

*For the purposes of Planning Act requirements, the following person(s) made an oral submission:*

- Melinda MacRory , MHBC Planning, presented the Official Plan application on behalf of the applicant.
- Michael Grabowski has concerns : the proposed sixth storey building: too close to the stop sign, it will increase the traffic congestion, not enough parking spots, unsafe for the bicycle riders, noises during the construction, possible damage to people's homes right across the street, and impact on school during the construction.
- Arthur Cormier has major concerns: location of the garbage containers, location of the parking lot with trucks coming in for deliveries, increased traffic at the stop sign will affect safety, dark garbage dumps will attract more wildlife who carries diseases, less sunlight and air coming through the surrounding properties.

Moved by Councillor Knoll

1. That the comments from the public with respect to the proposed Official Plan Amendment application submitted by Creditmills Development Group, File No.: OPA.1515.23, be received;
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
  - a. explore the possibility for additional bike parking spaces.
  - b. analyze the overall parking ratio.

- c. examine the other solution for the architectural design specifically the entrance on 6<sup>th</sup> line and along the walkway to school
- d. address the comments and issues raised by School Board.
- e. evaluate the inclusion of affordable housing into the proposal.
- f. analyze the parking rates proposed,
- g. evaluate how this proposal influence the Town's housing.
- h. address the residents issues such as waste management, traffic design and layout.
- i. evaluate the benefit of the designation change from low to high density.
- j. request from the applicant to provide the full traffic analysis to justify their conclusion.

CARRIED

**6.2 Public Meeting Report, Official Plan Amendment, 3064 Trafalgar Partnership, File No.: OPA1313.11**

*For the purposes of Planning Act requirements, the following person(s) made an oral submission:*

Catherine McEwan, Korsiak Urban Planning, presented the proposed Official Plan Application on behalf of the applicant Creditmills Development.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Official Plan Amendment application submitted by Korsiak Urban Planning on behalf of 3064 Trafalgar Partnership (File No.: OPA1313.11), be received.
2. That Staff consider such comments as may be provided by Council.
  - a. Developer's request for the additional three-storeys, when approved for 30-storeys;
  - b. Affordability of the units related to feasibility of the development;

- c. How many units will be “affordable”;
- d. Distrikts other OPAs for increased height;
- e. Amount of Bonusing money, if OPA is approved;
- f. Potential impacts on already approved applications in the area along Trafalgar Road;
- g. Minor Variance process;
- h. Appropriate location for this height and density; and
- j. Potential precedent for height in the area or Major Transit Station Areas.

CARRIED

## 7. Discussion Item(s)

### 7.1 Recommendation Report – Draft Plan of Subdivision and Zoning By-law Amendment – Rampen Holdings Inc. – 1086 Burnhamthorpe Road East, File Nos.: 24T-22009/1310, Z.1310.18 – By-law 2024-090

Moved by Councillor Adams

1. That revised Draft Plan of Subdivision and Zoning By-law Amendment applications (File Nos. 24T-22009/1310 and Z.1310.18), submitted by Rampen Holdings Inc., be approved on the basis that the applications are consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated June 25, 2024.
2. That By-law 2024-090, an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning and Development is authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-22009/1310) submitted by Rampen Holdings Inc., prepared by Robert Russell Planning Consultants, dated June 4, 2024, subject to the conditions contained in Appendix “A.”

4. That once 24T-22009/1310 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.
5. That the Subdivision Agreement be executed in accordance with By-law 2023-021.
6. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.
7. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

**7.2 Recommendation Report, Draft Plan of Subdivision and Zoning By-law Amendment, Spruce Rose Inc., 304 & 318 Spruce Street – File Nos. 24T-24003/1613 and Z.1613.66**

Moved by Councillor Haslett-Theall

1. That the Draft Plan of Subdivision and Zoning By-law Amendment applications by Spruce Rose Inc. for 304 & 318 Spruce Street (File Nos. 24T-24003/1613 and Z.1613.66) be refused as proposed;
2. That if the application is appealed to the Ontario Land Tribunal, town staff use the appeal process to attempt to mediate issues affecting zoning regulations and development standards, to the satisfaction of the Director of Planning and Town Solicitor;
3. That the notice of Council's decision reflects that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed; and
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

*In accordance with Section 2(8) of the Procedural By-law, the items were considered out of order.*

**8. Confidential Discussion Item(s)**

**RECESS**

The meeting recessed from 8:05 p.m., and resumed in closed session at 8:10 p.m.

Moved by Councillor Elgar

That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Council resolved back into open session at 9:12 p.m.

**8.1 Confidential – OLT Appeals Palermo Area(OPA 34, 37, 38,289 and 306, 3069 Dundas Street West and 3278 Regional Road 25 and 3005-3015Dundas Street West) (July 8, 2024)**

Moved by Councillor Duddeck

That staff be authorized to proceed in the appeals filed by Palermo Village Corporation, 819655 Ontario Limited, and Enirox Dundas 3015 Inc. in accordance with the report from the Legal Department dated July 2, 2024.

CARRIED

**8.2 Confidential – Midtown Transit Oriented Community Process and Update on Legal Matters (July 8, 2024)**

Moved by Councillor Duddeck

That staff be authorized to proceed in accordance with the recommendations of the report from the Legal Department dated July 2, 2024.

CARRIED

**7. Discussion Item(s)**

**7.3 Midtown Transit Oriented Communities Update**

Moved by Councillor Grant

1. That the report titled *Midtown: Transit-Oriented Communities Program update*, dated July 2, 2024, be received for information.
2. That staff be authorised to execute any single-source agreements necessary to secure external expertise for the purpose of undertaking the Transit-Oriented Communities program with the Ministry of Infrastructure.

CARRIED

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes June 25, 2024**

Moved by Councillor Gittings

That the minutes of the Heritage Oakville Advisory Committee meeting on June 25, 2024 be received.

CARRIED

**10. Rise and Report to Council**

Moved by Councillor Knoll

That this committee rise and report.

CARRIED

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Items 4.1 and 4.2; Public Meeting Items 6.1 and 6.2; Discussion Items 8.1 and 8.2 and Advisory Committee Minutes 9.1.

Moved by Councillor Chisholm  
Seconded by Councillor Adams

That the report and recommendations of the Committee of the Whole be approved.

**11. New Business**



Councillor McNeice announced the Bronte farmers market, run by the BIA, with 40 vendors and it will be going every Sunday from 11am to 3 pm from July to August.

The Mayor and Council wish a happy birthday to Councillor Adams.

## **12. Consideration and Reading of By-laws**

### **12.1 By-law 2024-090**

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1086 Burnhamthorpe Road East (Rampen Holdings Inc.) – Z.1310.18 (Re: Item 7.1)

### **12.2 By-law 2024-100**

A by-law to declare that certain land is not subject to part lot control (Blocks 28, 30, 32, 43, 45 Plan 20M-1268 – Mattamy (Joshua Creek) Limited

### **12.3 By-law 2024-105**

A by-law to declare that certain land is not subject to part lot control (Blocks 237, 238, 239, 253, 254, 255, 256, 257 and 258, Plan 20M-1270 – Hallett JC Corporation)

### **12.4 By-law 2024-110**

A by-law to declare that certain land is not subject to part lot control (Blocks 199, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216 and 217, Plan 20M-1270 – Primont (Joshua Creek) Inc.

### **12.5 By-law 2024-117**

A by-law to declare that certain land is not subject to part lot control (Block 107, Plan 20M-696 – Branthaven West Oak Inc.)

### **12.6 Bylaw 2024-113**

A by-law to confirm the proceedings of a meeting of Council.

Moved by Councillor Elgar

Seconded by Councillor Gittings

That the by-law(s) noted above, be passed.

*The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting.*

**13. Adjournment**

The Mayor adjourned the meeting at 9:30 p.m.

---

Andrea Holland, Acting Town  
Clerk